



November 9, 2007

E. Nelson
P.O. Box 1688
Las Vegas, Nevada 89125

LAS VEGAS CITY COUNCIL

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MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
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DOUGLAS A. SELBY
CITY MANAGER

RE: RQR-23798 – REQUIRED REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 19, 2007

Dear Applicant:

The City Council at a regular meeting held September 19, 2007 APPROVED the request for a Required One Year Review of an approved Site Development Plan Review (SDR-12175) FOR OUTDOOR STORAGE/SALES AND A WAIVER OF THE PERIMETER LANDSCAPE REQUIREMENTS on 5.22 acres at 7215 and 7275 Tule Springs Road (APNs 125-17-802-009 and 011), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Town Center Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on September 20, 2007. This approval is subject to:

Added Conditions:

- A. Within 60 days of approval of this Required Review by the City Council, the applicant shall submit civil improvement plans to the Department of Public Works for the off-site improvements on Tule Springs Road required by SDR-12175 adjacent to this site. Construction shall commence within 30 days of approval of such civil plans by the City and shall be completed within 120 days of commencement of construction or by July 12, 2008, whichever occurs first. Failure to comply with this requirement shall result in this item being reconsidered by City Council.
- B. This approval is subject to review at the December 19, 2007 City Council meeting to demonstrate compliance with all conditions of approval and meeting City codes.
- C. The applicant shall pay the required fees for this required review within 10 days from today's approval.

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Planning & Development

1. Conformance to the conditions of approval for Site Development Plan Review (SDR-12175), and all subsequent site-related actions shall be required.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Stephen Weatherman
Consulting Civil Engineers
3111 South Valley View Boulevard, Suite T-101
Las Vegas, Nevada 89102